

FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

January 8, 2013

The meeting of the FHA started at 7:35 P.M.

ATTENDEES:

Marty DeGrazia
Virginia Sanfratello
John Van Raalte
Al Owens
Barbara McGinty
Joe Macchio
Louise Guidice
Matt Krouse
Bridget Delgado

ABSENT:

A = OLD BUSINESS

Waived reading of the prior minutes.

B = NEW & ONGOING BUSINESS

- 1) After the installation of 2 new street lights, the Board will continue to supplement **lighting** throughout by adding spot lights to dark walkways and parking areas as needed. 2 garden beds will also be illuminated.
- 2) The removal of **Manville Lane** in the back has been approved by Westchester County. Paperwork is still pending.
- 3) American Pool hasn't yet submitted an estimate to fix a variety of leaks and problems with the **pool equipment** in the basement of the pool room. We may look to hire a new vendor.
- 4) Marty discussed his displeasure with **Robison Oil**; who was asked to justify certain charges.
- 5) Al Owens will look to **photograph certain maps and plans** for back-up purposes.
- 6) **Mike Dilapi** presented a plan for ongoing repairs and tree work. It was unanimously agreed to paint the basement floors & sheetrock, to fix or replace the basement doors for which Mike will get estimates, and to continue with outdoor repairs, weather permitting. All split rail fences will be fixed or replaced. The office will get painted and a new vanity. There will be 2 or 3 more days of tree work needed since the hurricane. Halls will be inspected for scuff marks and other repairs, the carpets will be cleaned in the Spring. The pool baths require new walls in the shower stalls as one has rotted and

collapsed. The dryer vent cleaning is 95% complete. Drains & downspouts will be examined, many are corrupted.

7) Marty gave an **update on the office** including that the tax certiorari was fully dispensed and the account closed, presented the database of units, and discussed a crackdown on expiring leases. The year end audit is also underway, and Gateway Electric is locked for another year.

8) We need to get the paperwork submitted for **HUD and FHA** certification, Bridget had started.

9) **Bank of New York** has requested permission to run a fiber optic line adjacent to Campus Drive and was notified that they may need the Village of Pleasantville's permission. All agreed that this is permitted.

C = THE MEETING WAS ADJOURNED AT 10:50 PM